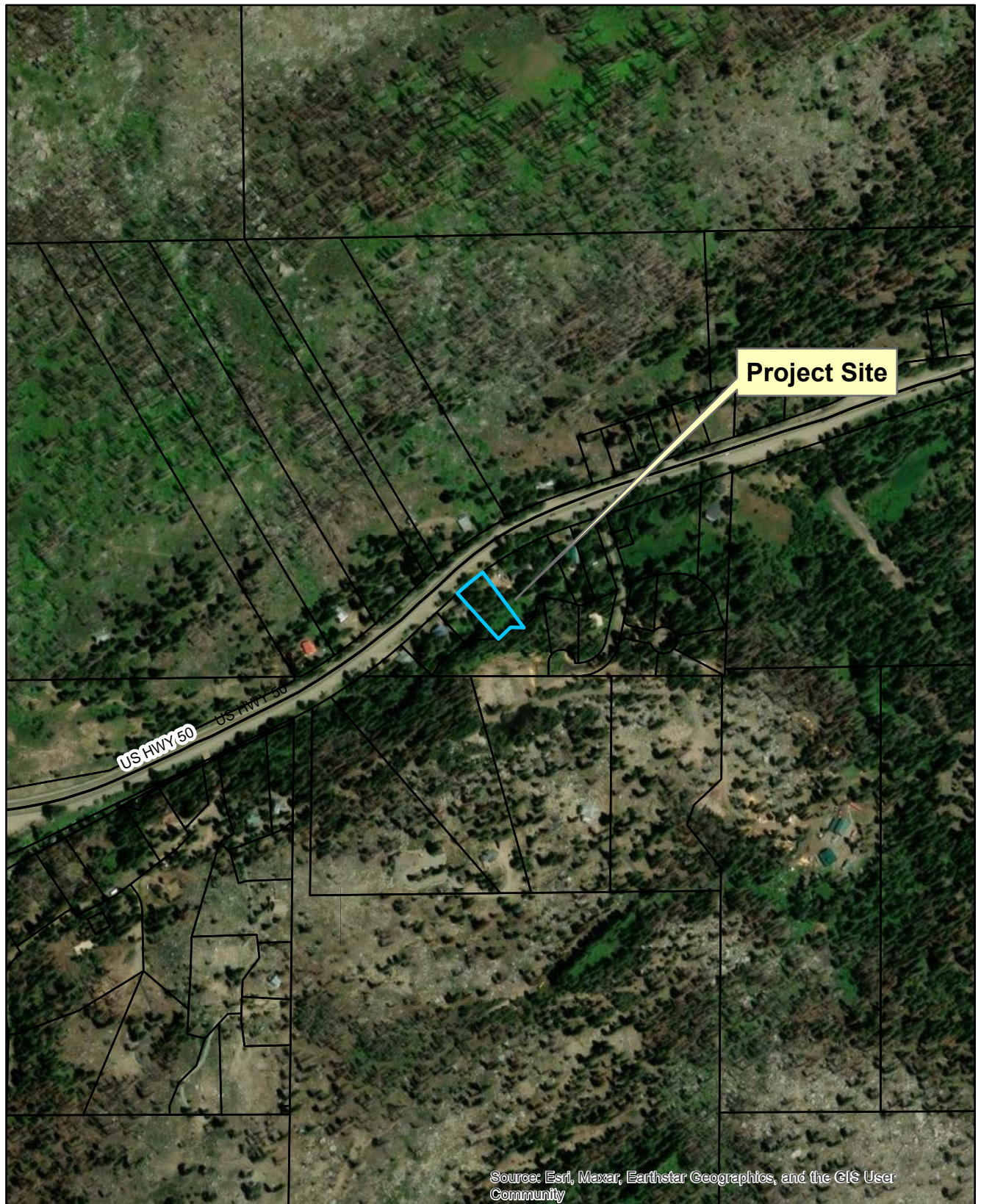


MUP24-0001/Dragnea Vacation Home

Exhibit A - Vicinity Map



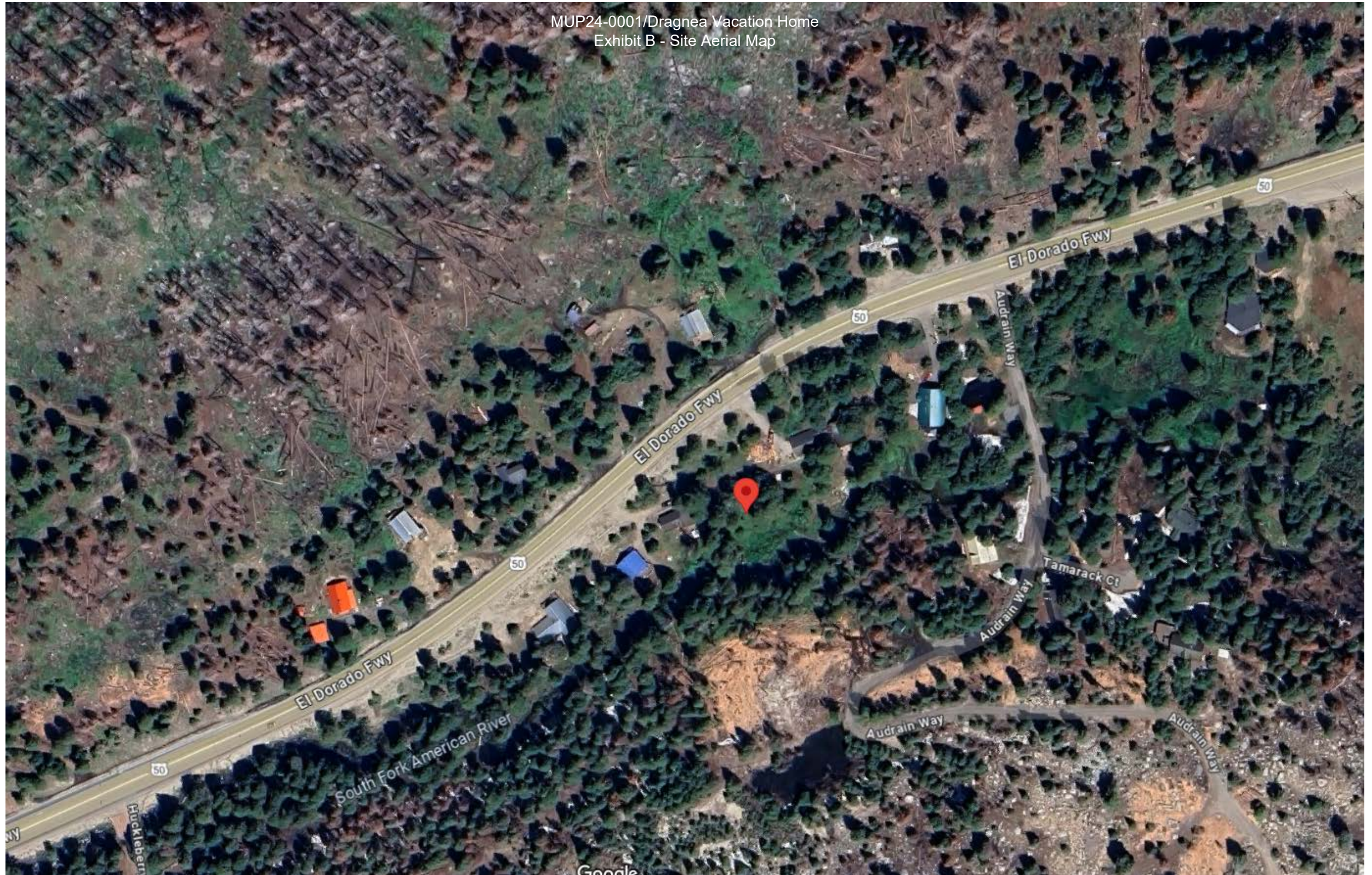
0 250 500 1,000 Feet

1 inch = 400 feet

Dragnea Vacation Home
APN 037-362-003

Map prepared by:
Spencer McKenna
April 2025

MUP24-0001/Dragnea Vacation Home
Exhibit B - Site Aerial Map

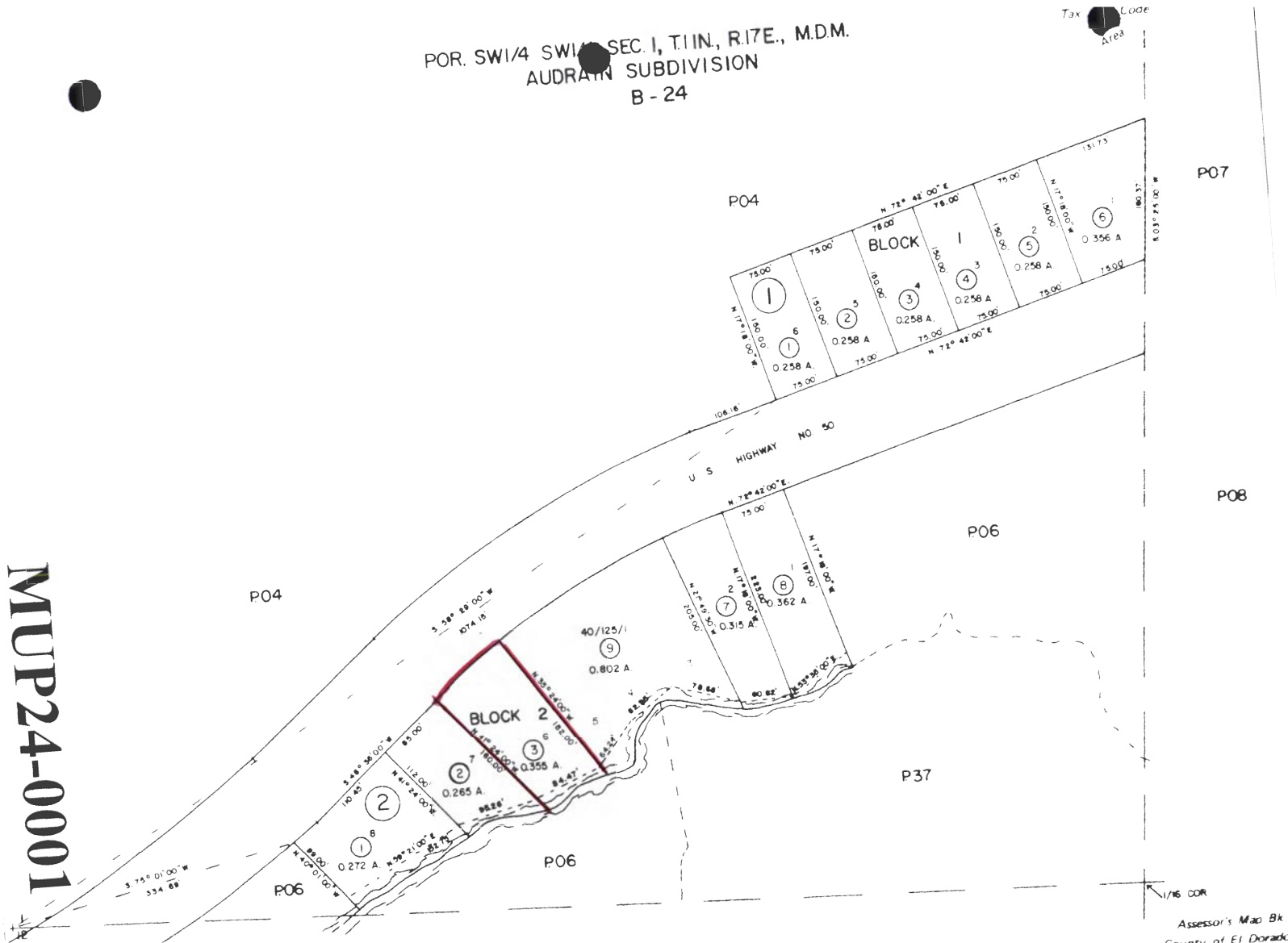


MUP24-0001/Dragnea Vacation Home
Exhibit C - Assessor's Parcel Map

POR. SW1/4 SW1/4 SEC. 1, T.11N., R.17E., M.D.M.
AUDRAIN SUBDIVISION
B - 24

Tax Code
Area

MUP24-0001

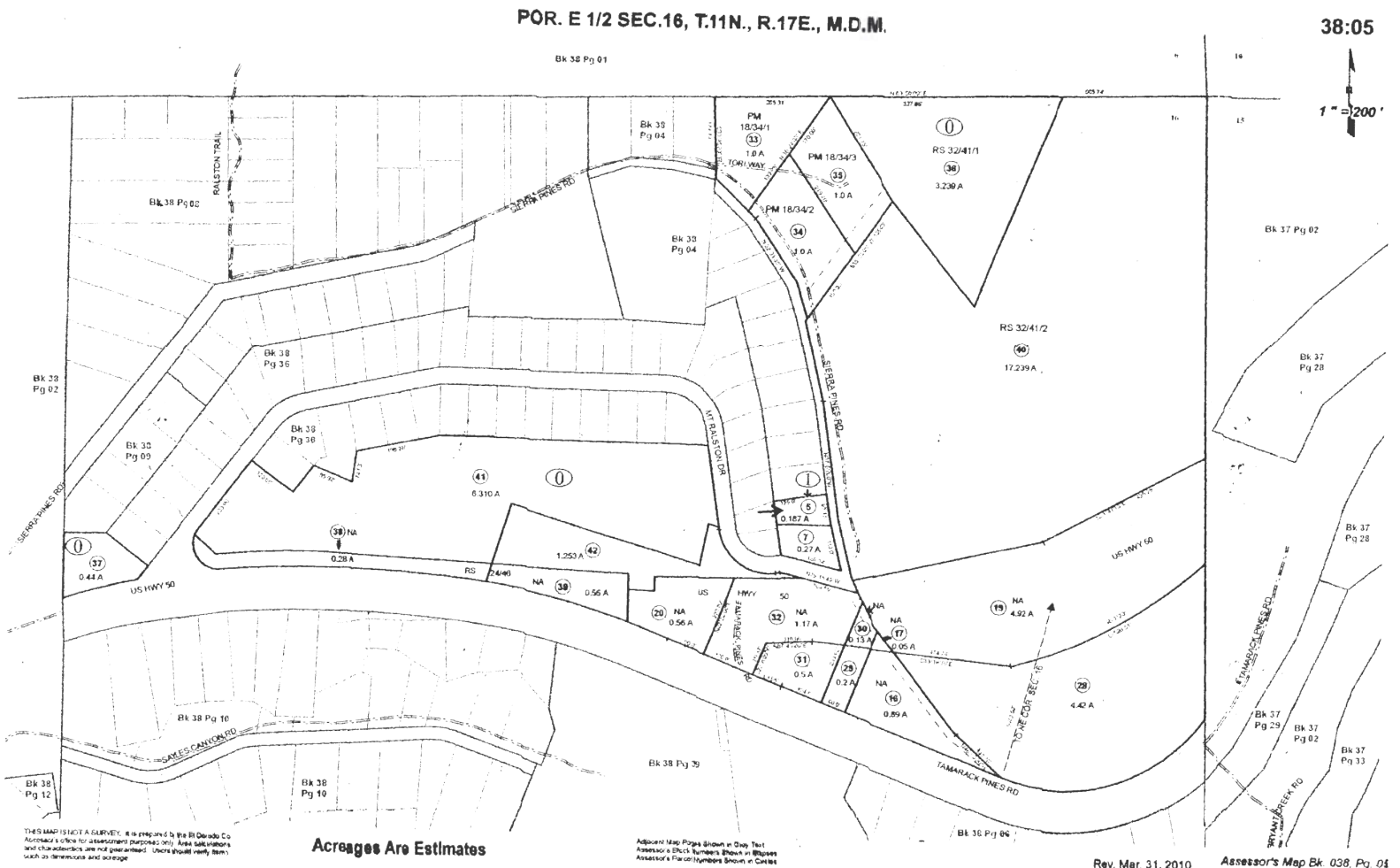


THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co
Assessor's office for assessment purposes only

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

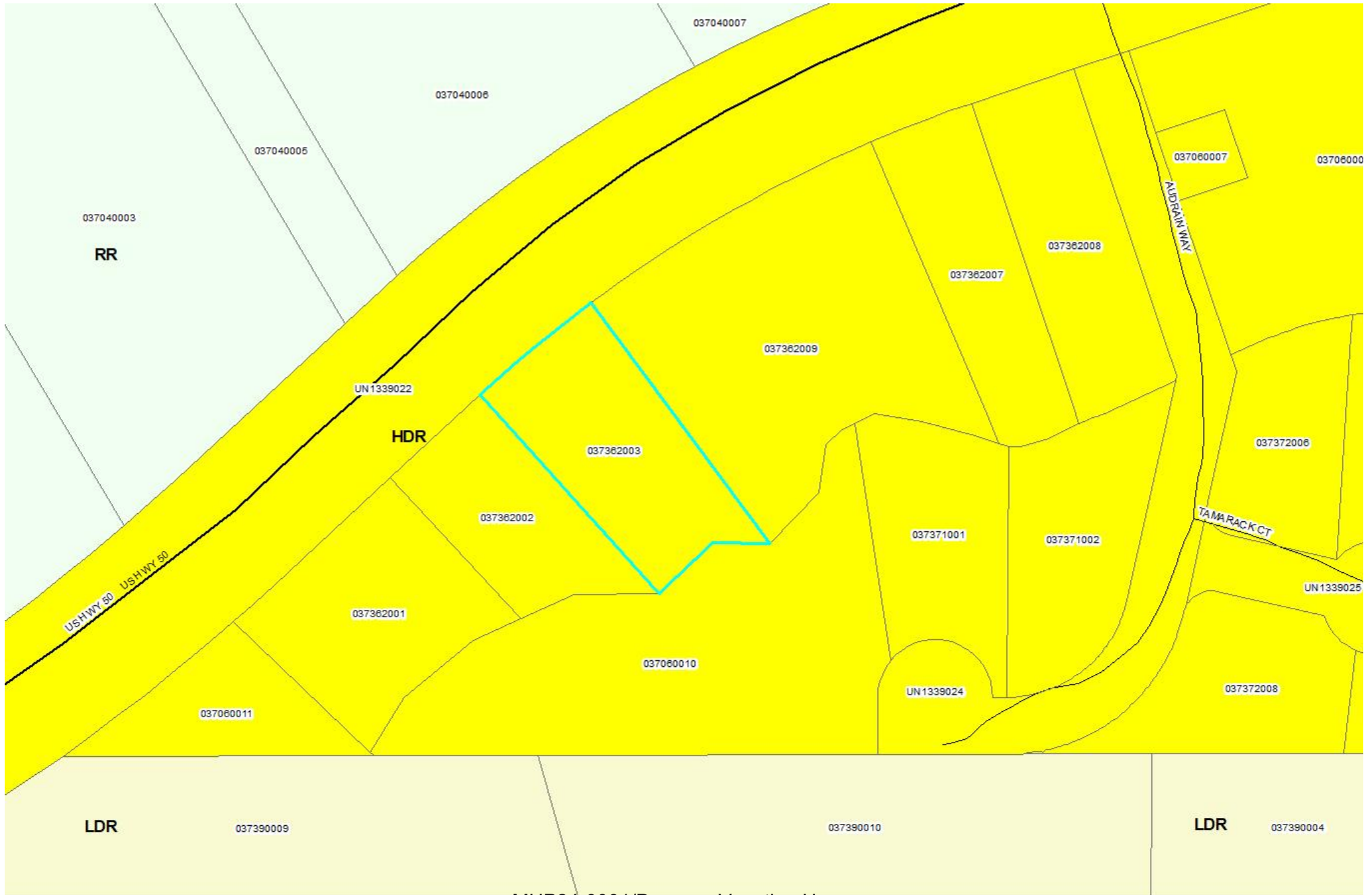
Assessor's Map Bk
County of El Dorado

MUP24-0001 - Exhibit C - Assessor's Parcel Map

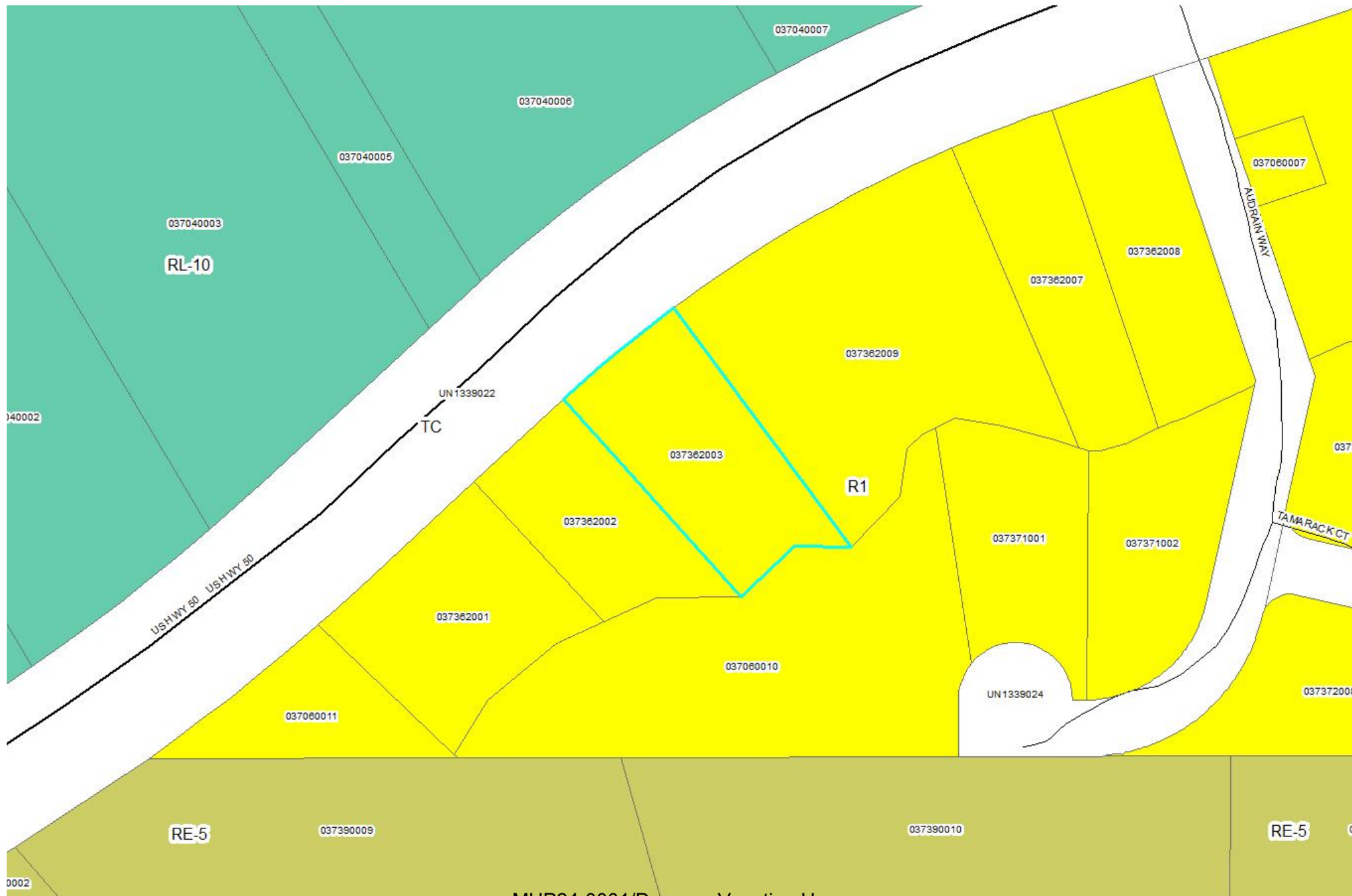


Assessor's Map Bk. 038, Pg. 01
County of El Dorado, CA

MUP24-0001



MUP24-0001/Dragea Vacation Home
Exhibit D - General Plan Land Use Map



MUP24-0001/Dragnea Vacation Home
Exhibit E - Zoning Map

LEGEND

- EASEMENT
- SETBACK
- PROPERTY LINE
- STRAW WATTLES
- GB

GRADE BREAK
- FF=100.00

FINISH FLOOR ELEVATION
- EP=100.00

EDGE OF PAVEMENT ELEVATION
- FG=100.00

FINISHED GRADE ELEVATION
- FL=100.00

FLOWLINE ELEVATION

DRAGNEA SITE PLAN
20328 HIGHWAY 50
APN: 037-362-003

SITE INFORMATION:

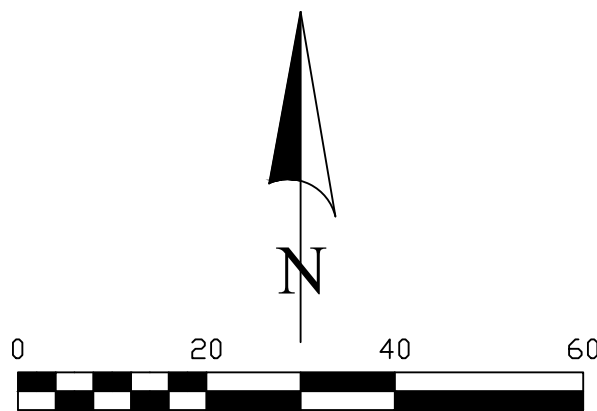
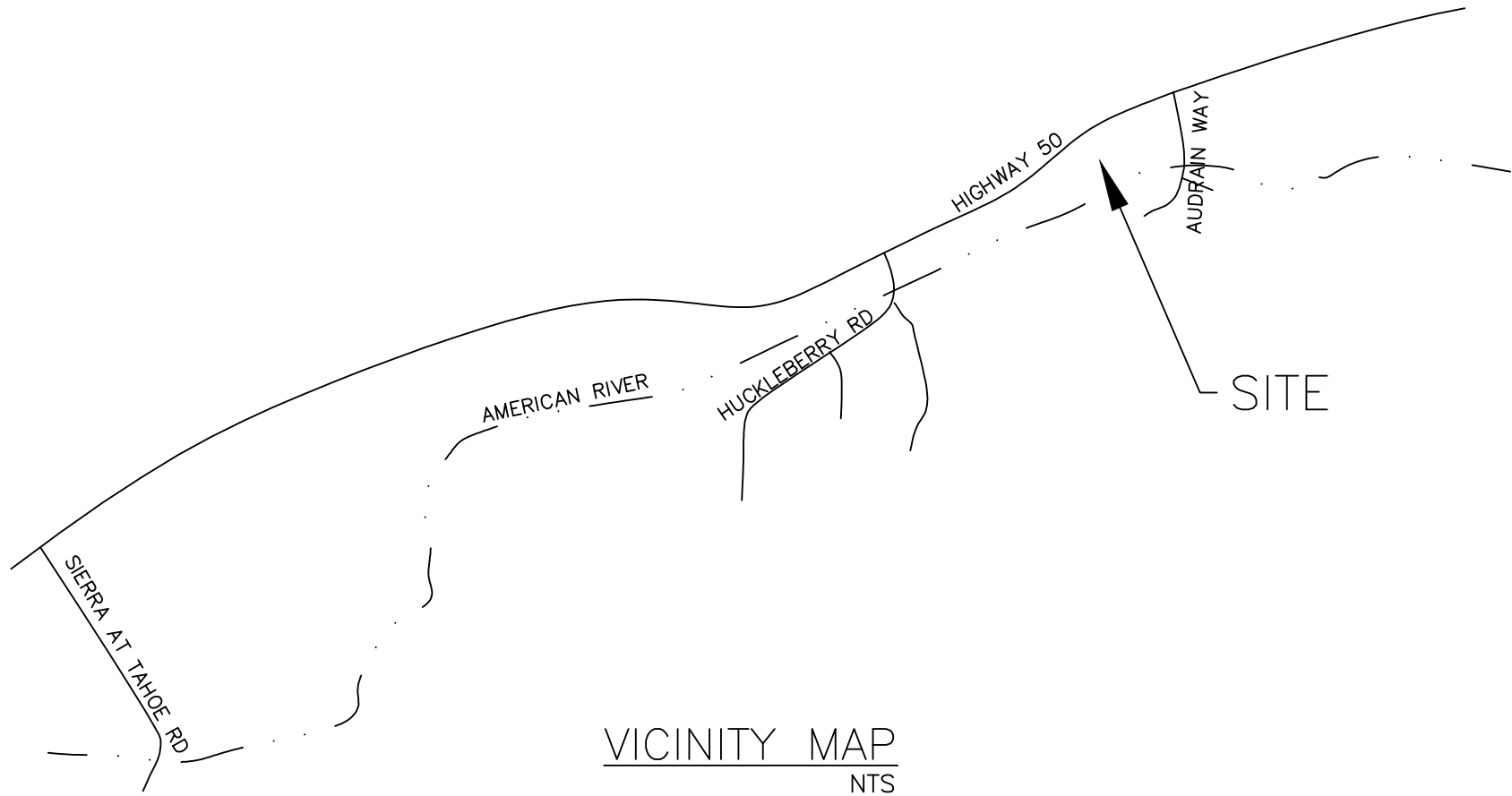
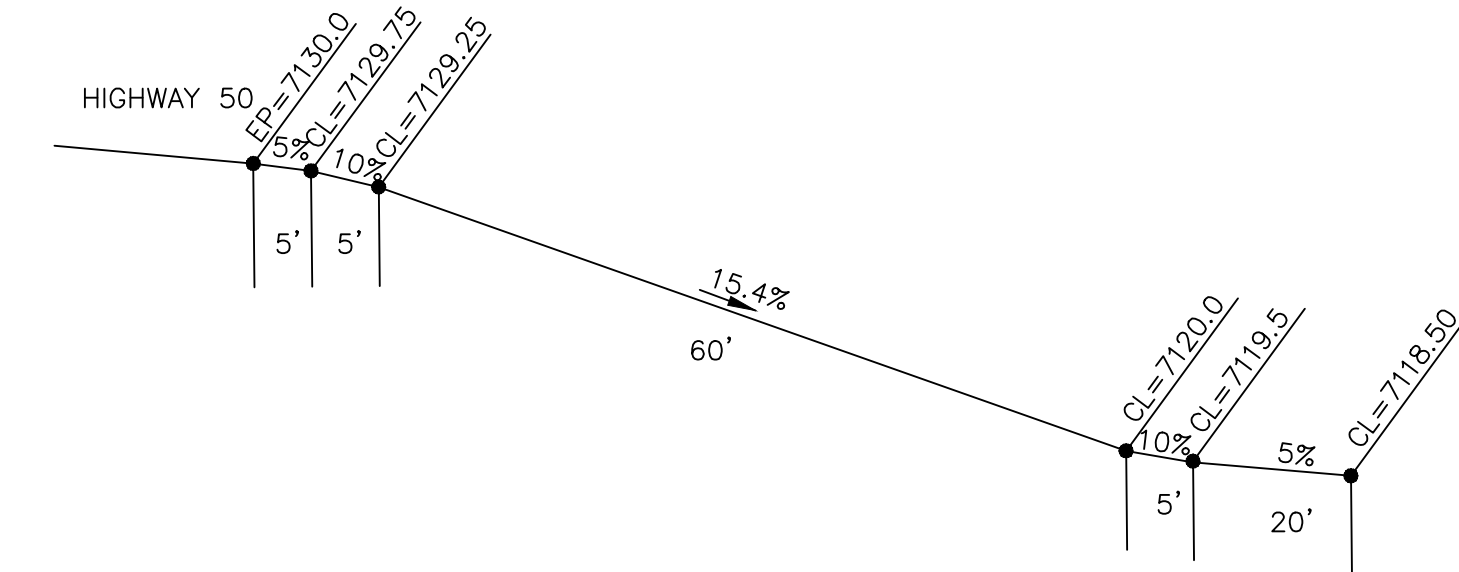
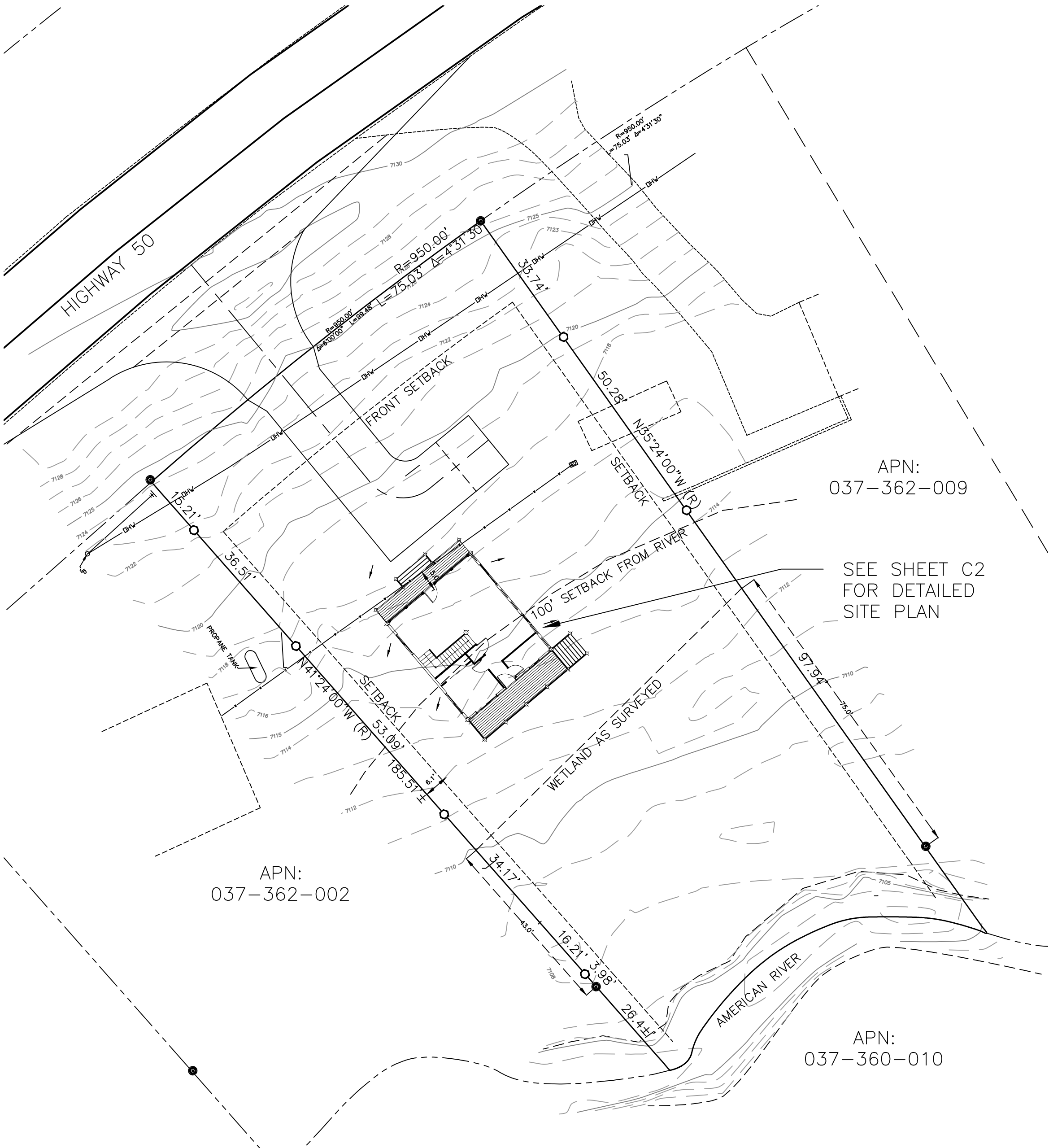
OWNER: CORINA DRAGNEA
CONTACT NUMBER: 916- 215- 0365
APN: 037-362-003; 0.355 ACRES
ZONE: R1
LAND USE: HDR
SETBACKS: FRONT=20'; SIDE=5'; REAR=15'
WATER=TWIN BRIDGES; SEWER=SEPTIC; FIRE=LAKE VALLEY FPD
AREA OF DISTURBANCE: 1700 SF (4600 SF INCLUDING DRIVEWAY)

SURVEY PROVIDED BY CONFLUENCE LAND SURVEYING; NOV 2023. THIS SITE SURVEY IS IN THE PROCESS OF BEING RECORDED WITH A RECORD OF SURVEY WITH THE COUNTY OF EL DORADO. THERE WAS NO TITLE REPORT SUPPLIED THEREFORE EASEMENTS OF RECORD MAY EXIST.

GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO GRADING.
- NO GRADING IS REQUIRED ON THIS PARCEL FOR THE CONSTRUCTION OF THE HOUSE.
- DRIVEWAY (FIRE REGULATIONS): SHALL NOT EXCEED 16% SLOPE (20% PAVED); SHALL BE A MIN OF 12' WIDE; SHALL HAVE 14" UNOBSTRUCTED HORIZONTAL CLEARANCE; SHALL HAVE 15' VERTICAL CLEARANCE. MIN COMPACTION OF SOIL IS 95% FOR DRIVEWAY; SHALL BE ALL WEATHER SURFACE AND DESIGNED TO MEET HS20-44 STANDARD.
- EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE AT THE TERMINATION OF GRADING OPERATIONS AND SHALL BE IN PLACE PERMANENTLY BETWEEN OCT 15 TO MAY 1.
- EROSION CONTROL SHALL CONFORM TO THE "COMBINED EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT AND EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION EROSION CONTROL REQUIREMENTS AND SPECIFICATIONS, FEBRUARY 2005" AND THE WESTERN EL DORADO COUNTY STORM WATER MANAGEMENT PLAN.

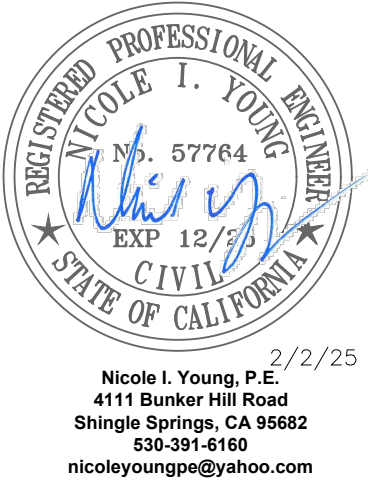
EARTHWORK		
CUT	FILL	IMPORT/EXPORT*
0 CY	0 CY	0 CY
*EARTHWORK QUANTITIES ARE APPROXIMATE; NO GRADING IS REQUIRED FOR THIS PROJECT.		



DRAGNEA SITE PLAN

20328 US HWY 50, TWIN BRIDGES, CA
APN: 037-362-003

SCALE: 1"=20'



FILE NO: 24-017
DATE: JUNE 2024; REV 11/24, 2/25

SHEET C1



MUP24-0001/Dragnea Vacation Home
Exhibit G - Biological Resource Assessment



SIERRA ECOTONE SOLUTIONS

530.416.2440 • PO Box 1297 Zephyr Cove, NV 89448 • SierraEcotoneSolutions.com

29 October 2024

Ms. Corina Dragnea
20328 Highway 50
Twin Bridges, CA 95735
-via e-mail-

SUBJECT: EL DORADO COUNTY APN 037-362-003, BIOLOGICAL RESOURCE
ASSESSMENT

Ms. Dragnea:

Per your request the following is a summary of my site visit to the property located at 20328 Highway 50 in Twin Bridges, CA to perform a biological resource assessment. The purpose of this assessment is to determine if a reduced setback and subsequent construction of a residence would impact the American River and riparian habitat that borders the southern end of the parcel. In addition this assessment would support the application for a Minor Use Permit with El Dorado County regarding the setback issue.

The parcel was visited on 20 May 2024 to assess the habitats that are present onsite and to observe the existing condition of the property. The parcel was walked and the habitats delineated. The parcel is vacant with the exception of a minor encroaching concrete driveway from the residential parcel to the east and an existing water well that serves the residential property to the west. US Highway 50 borders the property to the north that experiences heavy use as it is one of the main access points to the Lake Tahoe Basin from California. The southern edge of the property is located within the American River (South Fork). The east and west adjacent parcels contain residential uses, appurtenant structures.

In accordance with California Wildlife Habitat Relationship System the following habitats are present onsite: Lodgepole Pine, Montane Riparian, Freshwater Emergent Wetland and Riverine (Mayer and Laudenslayer, 1988). The American River on the southern boundary of the property is approximately 10 feet in width and 4 feet in depth and is located within the upper reaches of the watershed. Conditions were just below bankfull with fast moving water due to spring snowmelt. A mix of Montane Riparian and freshwater emergent wetland lie to the north of the Riverine habitat (American River). This area is a mix of *Salix sp.* and mountain alder (*Alnus incana*) shrubs and

MUP24-0001/Dragnea Vacation Home Exhibit G - Biological Resource Assessment

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dominated by emergent *Carex sp.* and corn lily (*Veratrum californicum var. californicum*). The slope breaks at the ecotone, the habitat changes to upland and is dominated by lodgepole pine (*Pinus contorta*) with an occasional red fir (*Aibes magnifica*).

The edge of the freshwater emergent wetland was marked in the field using an observation of wetland/upland indicators including saturated soils, changes in floristic density, diversity and changes in slope. Pin flags were placed on the western and eastern property lines to mark the wetland boundary with red flagging being placed along the boundary to delineate. The marked boundary was then measured from the found property corners that were recently located and verified by a Professional Land Surveyor. The eastern wetland boundary was located 75 feet north from the southeast property corner and the western wetland boundary was located 43 feet from the southwest property corner. Please see Attachment 1 that identifies the subject wetland area in relation to the remainder of the property.



Photo 1 – Wetland boundary looking from center of property to west property line.

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Exhibit G - Biological Resource Assessment

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Photo 2 – Wetland boundary looking from center of property to east property line.

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Photo 3 – American River with adjacent wetland and montane riparian habitat taken May 2024.

In order to protect the wetland area and the waters of the American River, an additional 15 foot setback has been added to the north and upslope of the wetland boundary line. This additional 15 feet together with the implementation of water quality Best Management Practices (BMPs) will prevent direct and indirect impacts to the sensitive riparian, riverine and wetland habitats to the south. It is strongly recommended that water quality and erosion preventative BMPs be implemented in the form of protective fencing, silt fence, wattles and/or other devices to prevent the movement of soil and stormwater into sensitive areas. In summary, a residential structure constructed to the north of the proposed setback line (15 feet to the north of the wetland boundary) **will not result in impacts** to the sensitive riparian area or the waters of the American River. This proposed setback is less than the 100 foot setback as required by El Dorado County Code.

It should be noted that this marking of the wetland boundary was not performed fully in accordance with the US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation manual: Western Mountains, Valleys, and Coast Region (Version 2.0) and does not qualify as a formal delineation of waters of the United States. As noted above, both wetland indicators and upland characteristics were utilized in marking of the wetland boundary. It is unlikely a formal delineation would modify the wetland boundary due to observed field conditions, topography and floristic characteristics. Additionally a formal delineation is unable to be performed

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Exhibit G - Biological Resource Assessment

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at this time (June through August is ideal) due to seasonal lack of vegetation and which is required to be identified categorized in accordance with the above USACE Delineation Manual.

The American River and its tributaries are “jurisdictional waters” and meet the definition of “waters of the United States” defined in [33 CFR 382.3](#) and [40 CFR 120](#). Any work performed within or that would result in a discharge to the American River or the associated adjacent riparian habitat and wetlands would require a permit in accordance with [Section 401](#) and [Section 404](#) of the Clean Water Act and would have to comply with [Section 1600 of the California Fish and Game Code](#). If the need arises for a formal delineation of the wetlands and waters of the United States on your property this work can be performed under separate scope and budget.



Photo 4 – American River with montane riparian habitat taken September 2024.

Sierra Nevada Yellow-Legged Frog

On 29 April 2014, the USFWS designated the Sierra Nevada yellow-legged frog (*Rana sierrae*) as an endangered species under the Endangered Species Act of 1973. Sierra Nevada yellow-legged frog inhabits ponds, lakes, and streams associated with montane riparian, lodgepole pine, subalpine

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conifer, and wet meadow communities (Zeiner et al. 1988, Jennings and Hayes 1994). Open stream and lake margins that gently slope to a depth of about 2 to 3 inches appear to be preferred (Jennings and Hayes 1994). In the Sierra Nevada, this species' elevational range extends from approximately 4,500 to 12,000 feet (Stebbins 1985, Jennings and Hayes 1994). Critical Habitat for this species is located 4.5 km to the northwest in the Desolation Wilderness in the Sierra Nevada.

In the Sierra Nevada, breeding typically occurs from May to August depending on local conditions (Stebbins 1985). In still water environments, such as pools, eggs are deposited as unattached masses in shallow water; however, in streams the egg masses may be attached to the substrate (Jennings and Hayes 1994). Due to the short active season and the brevity of the intervals during which the aquatic habitat maintains warm temperatures, larvae (tadpoles) may over-winter up to two times before attaining metamorphosis (Mullally and Cunningham 1956, Jennings and Hayes 1994).

Occurrence/Survey History in Project Area

Marginal suitable habitat for Sierra Nevada yellow-legged frog (SNYLF) has been identified in the project area along the American River at the southern end of the subject parcel. No critical habitat exists in the project area. The nearest critical habitat is 11.5 miles from the project area. In addition to site visits to the parcel to determine impacts to riparian vegetation, I have visited the site three times to perform Visual Encounter Surveys for Sierra Nevada yellow-legged frog (*Rana sierrae*). I have been performing surveys for this species for over 12 years and have been performing biological analysis for both CEQA and NEPA for this species for the same length of time. In addition, I have written Biological Assessments and have been through Section 7 consultation on this species for a number of projects with US Fish and Wildlife Service (USFWS). Three visual encounter surveys have been performed on in the subject area with no detections of SNYLF or any other sensitive species. Copies of the VES datasheets are attached herewith. The habitat on the subject parcel is marginal due to the heavy vegetation that lines the banks of the river thereby limiting sun exposure and availability of basking locations together with fast moving water and limited pool distribution (see Photo 4).

I have reviewed California Natural Diversity Database (CNDDB RareFind 5) (CDFW 2024) for locations of known occurrences of Sierra Nevada yellow-legged frog (*Rana sierrae*) in relation to the subject parcel based on direction from California Department of Fish and Wildlife and El Dorado County. Sierra Nevada yellow-legged frog (SNYLF) are presumed to be extant approximately 600 meters to the east in the marsh/meadow area just below Lake Audrain and just over the ridge of Taking Mountain in Tamarack Lake (and nearby ponds) approximately 4.25 km to the northwest. Despite the fact that no individuals have been observed on the subject parcel and the marginal habitat, there is a *very small chance* SNYLF would occur on the project site as this species is known to occur upstream just below Lake Audrain.

Determination

I would suggest the County require an exclusion fence be placed around the construction site that would prevent any frogs from entering the site. The Biological Opinion issued by USFWF for the nine National Forests in the Sierra Nevada for SNYLF (FF08ESMF00-2014-F-0557) described adjacent areas to suitable habitat as: "Suitable habitat includes adjacent areas, up to a distance of 82

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Exhibit G - Biological Resource Assessment

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feet”. It is my determination that inclusion and installation of a fence (greater than 82 feet from the water’s edge) following the property lines up to the right-of-way of US50 from the edge of the proposed setback would prevent impacts (direct and indirect) to SNYLF. Placement of the exclusion fence should be placed after immediately confirming with an additional survey no SNYLF are present within the property.

Please feel free to contact me with any questions 530.416.2440.

Regards,



Garth Alling

CC: Aaron Mount, El Dorado County Planning and Building Department
Spencer McKenna, El Dorado County Planning and Building Department

REFERENCES:

- California Department of Fish and Wildlife. (2024). California Natural Diversity Database (CNDDB) – RareFind 5 Version 5.3.0. Retrieved 23 September 2024 from <https://map.dfg.ca.gov/rarefind/view/RareFind.aspx>.
- Jennings, M.R. and M.P. Hayes. 1994. Amphibian and Reptile Species of Special Concern in California: Final Report to California Department of Fish and Game. Rancho Cordova, CA.
- Mullaly, D.P., and J.D. Cunningham. 1956. Ecological relations of *Rana muscosa* at high elevations in the Sierra Nevada. *Herpetologica* 12:189-198.
- Stebbins, R.C. 1985. A Field Guide to Western Reptiles and Amphibians. Second Edition, revised. Houghton Mifflin Company, Boston, Mass.
- Zeiner, D. C., W. F. Laudenslayer Jr., K. E. Mayer, M. White, and (eds.). 1990. California's Wildlife, California Statewide Wildlife Habitat Relationships System. Sacramento, CA, California Department of Fish and Game.

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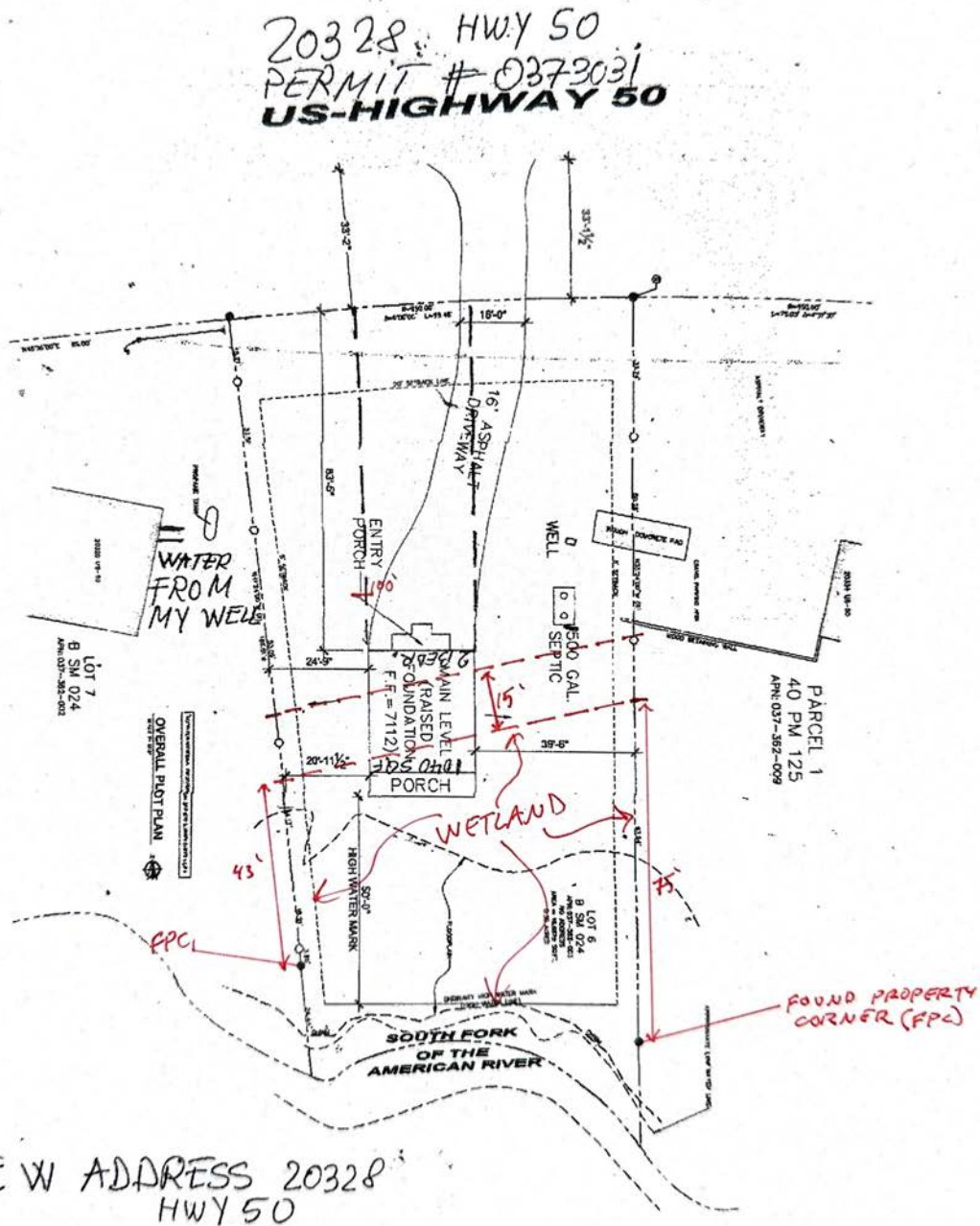
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Attachment 1 – El Dorado County APN 037-362-003



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SITE PLAN

NEW RESIDENCE
APN: 037-362-003
LOT 6

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Attachment 2 – El Dorado County APN 037-362-003 VES Data Sheets

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Attachment 1 – CNDDDB Report